rather than east, west, or south of town, the relative density of the area can be built up to the point it will be practical to incorporate the area into the town and provide it with urban services.

Over-optimistic subdivision of land was at least a partial cause of leap-frog development in Aberdeen. When Ridgewood began to develop, the land between it and the town had been subdivided for many years but streets and other improvements had never been provided. In some cases the lots were not of a size and shape desired by builders today. These factors probably influenced builders to move further away from town to find lots of a usable size or unplatted areas that could be platted to a usable size.

In order to discourage future over-agressive subdivision activity, Aberdeen can require extensive improvements to land before subdivisions are recorded. This can be done by a town subdivision ordinance. Not only do such requirements as street paving, curb and gutter construction, and water and sewer line installation prevent landowners from premature subdivision practices, but they also insure that when development does occur adequate neighborhood facilities will be in place.

By discouraging new subdivision activity, Aberdeen will be encouraging new development to take place in areas already subdivided. This policy over a period of time should tend to build up the density of population in the area north of town until it can be economically served by municipal services. It will also encourage the development of vacant lots inside Aberdeen.

In addition to discouraging subdivision of undeveloped land in the planning area, the town should encourage property owners of existing lots in the area between Ridgewood and the municipal limits to resubdivide their property where the lots are now inadequate for building. Hillcrest Subdivision is an example of an area where long, narrow lots have probably been a deterrent to new construction. The Town of Aberdeen might call a meeting of interested property owners of this and similarly undeveloped